



# City of Nevada City

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PLANNING COMMISSION AGENDA  
THURSDAY, JULY 21, 2016 1:30 PM  
Council Chambers – City Hall  
317 Broad Street - Nevada City, CA 95959

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•**AUDIENCE MEMBERS DESIRING TO ADDRESS THE PLANNING COMMISSION ON ITEMS ON THE AGENDA:** After recognition by the Chair, state your name, address and your comments or questions. Please direct your remarks to the Commission. So that all interested parties may speak, please limit your comments to the item under discussion. All citizens will be given the opportunity to speak, consistent with Constitutional rights. Time limits are at the discretion of the Chair. •**If you challenge** the Commission's decision on any matter in court, you will be limited to raising only those issues you or someone else specifically raised or delivered in writing to the Planning Commission at or prior to the meeting. •**Requests for disability-related modifications or accommodations** may be made by contacting the City Planner and should be made at least 72 hours prior to the meeting.

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## Mission Statement

*The City of Nevada City is dedicated to preserving and enhancing its small town character and historical architecture while providing quality public services for our current and future residents, businesses and visitors.*

## PLEDGE OF ALLEGIANCE

**ROLL CALL** Chair Brad Croul, Vice-Chair Pamela Meek, Commissioners Dan Thiem, John Parent, Stuart Lauters

## APPROVAL OF ACTION MINUTES

June 16, 2016

**HEARING FROM THE PUBLIC:** Comments on items not on the agenda are welcome and are limited to three minutes. However, action or discussion by the Commission may not occur at this time.

## ARCHITECTURAL REVIEW APPLICATION

1. **216 South Pine Street - Justin Pfaffinger, owner**– Roof-mounted solar installation (within Historical District)
2. **422 Spring Street** – Juliet Gobert, owner – Exterior Alterations (within Historical District)
3. **205 York Street (Tinnery) – Rebecca Coffman, owner** – Exterior Alteration (within Historical District)

## DEMOLITION, ARCHITECTURAL REVIEW, and VARIANCE APPLICATION

4. **214 Mill Street – Laurie Beacock, owner** – Demolish fire-damaged residence and rebuild an expanded residence in the same location.

**DESIGN RECOMMENDATION**

5. **Utah Philips Peace Bench – Lorraine Reich, project representative** - Design and location recommendation to City Council

**USE PERMIT**

6. 109 North Pine Street – Mark Lobaugh, Epic Wireless, project representative – cellular antenna installation

*\*The applicant has requested a continuance to the next scheduled meeting date* (no staff report provided)

**PLANNING COMMISSION LIAISON REPORTS** –Previously approved projects – **informational only**  
None

**STAFF APPROVALS AND DETERMINATIONS – (for information only):**

123 Boulder Street – Removal of one dead locust tree  
421 Nevada Street – Residential roof-mounted solar  
314 Gethsemene – Like for like roof replacement

**CORRESPONDENCE:**

**ANNOUNCEMENTS:** Next Regular Meeting – August 18, 2016

**ADJOURNMENT:**